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IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF
WASHINGTON, RICHLAND DIVISION

RABO AGRIFINANCE LLC, a Delaware
limited liability company, fka Rabo
Agrifinance, Inc.,

Plaintiff,

v.

KAREN EASTERDAY, as an individual, as
the personal representative of the estate of
Gale Easterday, deceased, and the marital
community of Karen Easterday and Gale
Easterday; CODY EASTERDAY and
DEBBY EASTERDAY, individually and the
marital community thereof; and JODY
EASTERDAY, individually and the marital
community of Jody Easterday and Andrew H.
Wills,

Defendants.

Civil Case No. 21-CV-05066

**JOINT MOTION TO STAY
PROCEEDING**

Joint Motion to Stay Proceeding

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1 Plaintiff Rabo AgriFinance LLC (“Rabo”) and remaining Defendants Karen
 2 Easterday, Cody Easterday, Debby Easterday and Jody Easterday (collectively,
 3 “Defendants”), through their respective undersigned counsel, hereby jointly move
 4 the court for an order staying these proceedings, including any deadline to answer
 5 or otherwise respond to the Amended Complaint on file herein, until the earlier of
 6 (i) December 31, 2021, or (ii) the Effective Date (as defined in the Plan) of the
 7 Chapter 11 Plan confirmed in the Bankruptcy Proceeding (defined below), as
 8 provided in the attached Stipulation Regarding Withdrawal of Adversary
 9 Proceeding Without Prejudice and Resolving Motion for TRO (“Stipulation”) filed
 10 on August 20, 2021, ECF No. 25, in the Adversary Proceeding Case No. 21-80044
 11 entitled Easterday Ranches, Inc. and Easterday Farms v. Rabo AgriFinance LLC
 12 (“Adversary Proceeding”), which Adversary Proceeding arises out of the Jointly
 13 Administered Lead Case No. 21-00141 entitled In re: Easterday Ranches, Inc. and
 14 Easterday Farms (“Bankruptcy Proceeding”).

15 The Order Approving the Stipulation was entered in the Adversary
 16 Proceeding on August 24, 2021, ECF No. 27.

17 On September 30, 2021 the parties in the Adversary Proceeding filed a
 18 Stipulation of Dismissal Pursuant to FRCP 41(a)(1)(A)(ii), ECF No. 30. The

1 Order Dismissing Adversary Proceeding Without Prejudice, ECF No. 32, was
2 entered on September 9, 2021.

3 Also pursuant to the terms in the Stipulation, on September 3, 2021 counsel
4 for Rabo sent to the Franklin County Auditor for recording a Partial Release of
5 Mortgage and a Satisfaction of Mortgage as provided in the Stipulation.

6 The Partial Release of Mortgage relates solely to Parcel B as identified in
7 Exhibit A of the 2009 Mortgage and defined in the Complaint for Judicial
8 Foreclosure of Mortgages, and for Money Judgment based on RCW 25.05.125
9 (“Complaint”) filed April 21, 2021. ECF No. 1.
10

11 The Satisfaction of Mortgage relates to the 2018 Mortgage as defined in the
12 Complaint.
13

14 Pursuant to the Stipulation, Rabo was to prepare and file an amended
15 complaint which removed the 2018 Mortgage and Parcel B of the 2009 Mortgage
16 from Rabo’s claims, and further removed 3E Properties as a party defendant. As
17 contemplated by the Stipulation, Rabo filed its Amended Complaint for Judicial
18 Foreclosure of Mortgages, and for Money Judgment based on RCW 25.05.125
19 (“Amended Complaint”) on September 3, 2021, ECF No. 30.
20
21

22 The purpose of this Joint Motion is to now request an order staying this
23
24
25

1 action until the earlier of (i) December 31, 2021 or (ii) the Effective Date of a
2 Chapter 11 Plan confirmed in the Bankruptcy Proceeding, as defined in said plan,
3 in accordance with the Stipulation and agreement of the parties to this action as set
4 forth herein. Assuming the court is willing to grant the relief requested in this
5 Joint Motion, the parties represent that promptly upon the termination of said stay,
6 they will promptly alert the Court of that fact and request that this case be placed
7 back upon the active calendar.
8

9 Based on the foregoing, the parties believe good cause exists to grant the
10 requested relief staying this action as requested herein.
11

12 DATED this 10th day of September 2021.

13 DAVIDSON BACKMAN MEDEIROS
14 PLLC

15 /s/ Bruce K. Medeiros

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 Chapter 11 Debtors and Debtors in Possession*

UNITED STATES BANKRUPTCY COURT
 EASTERN DISTRICT OF WASHINGTON

In re	Chapter 11
EASTERDAY RANCHES, INC., <i>et al.</i>	Lead Case No. 21-00141-11
Debtors. ¹	Jointly Administered
EASTERDAY RANCHES, INC.,	Adv. Proc. No. 21-80044-11
Plaintiff,	STIPULATION AMONG DEBTORS AND RABO AGRIFINANACE LLC REGARDING WITHDRAWAL OF ADVERSARY PROCEEDING WITHOUT PREJUDICE
vs.	
RABO AGRIFINANACE, LLC,	
Defendant.	

¹ The Debtors along with their case numbers are as follows: Easterday Ranches, Inc., (21-00141) and Easterday Farms, a Washington general partnership (21-00176).

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**STIPULATION AMONG DEBTORS
 AND RABO AGRIFINANACE LLC
 REGARDING WITHDRAWAL OF
 ADVERSARY PROCEEDING
 WITHOUT PREJUDICE – Page 1**

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1 **WHEREAS**, on February 1, 2021, Easterday Ranches, Inc. (“Ranches”) filed a
 2 voluntary petition for relief under chapter 11 of Title 11 of the United States Code (the
 3 “Bankruptcy Code”) before the United States Bankruptcy Court for the Eastern District
 4 of Washington, Yakima Division (the “Bankruptcy Court”).

6 **WHEREAS**, on February 8, 2021, Easterday Farms, a Washington general
 7 partnership (“Farms” and together with Ranches, the “Debtors”) filed a voluntary
 8 petition for relief under chapter 11 of the Bankruptcy Code.

10 **WHEREAS**, Farms, Ranches, Cody Easterday (“CE”), Karen Easterday (“KE”
 11 (in her individual capacity and as the representative of Gale Easterday,²), and Debby
 12 Easterday (“DE” and together with CE and KE, the “Easterday Partners”), entered into
 13 that certain *Stipulation By and Between Debtors and Non-Debtor Sellers Regarding*
 14 *Cooperation with Respect to the Sale of Debtor and Non-Debtor Assets* (the
 15 “Cooperation Agreement”).

18 **WHEREAS**, on April 28, 2021, the Bankruptcy Court entered an order
 19 approving the Debtors’ entry into the Cooperation Agreement [Docket No. 655].

21 **WHEREAS**, pursuant to the terms of the Cooperation Agreement, among other
 22 things, the Easterday Partners are required to cooperate with the Debtors in connection
 23 with the sale of certain real property, and the Debtors are required to enter into a
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 26 ² Gale Easterday passed away on December 10, 2020.

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28 **STIPULATION AMONG DEBTORS
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 REGARDING WITHDRAWAL OF
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1 stipulation or otherwise obtain an injunction with respect to any party taking action to
 2 enforce rights or remedies against property or assets of the Easterday Partners.
 3 Moreover, pursuant to the Cooperation Agreement, the Debtors and Easterday Partners
 4 are required to negotiate in good faith an allocation protocol in connection with the
 5 proceeds from the sale of real property
 6

7
 8 **WHEREAS**, Rabo AgriFinance, LLC (“Rabo”) asserts interests in the property
 9 or assets of the Easterday Partners.

10 **WHEREAS**, Rabo filed that certain Complaint for Judicial Foreclosure of
 11 Mortgages, and for Money Judgment Based on RCW 25.05.125 (the “Rabo 3E
 12 Complaint”) in a proceeding captioned *Rabo Agrifinance LLC, Plaintiff v. 3E*
 13 *Properties et. al. Defendants*, Case No. 21-cv- 05066, pending in the District Court for
 14 the Eastern District of Washington, Richland (the “Rabo 3E Proceeding”).
 15

16
 17 **WHEREAS**, the Rabo Complaint contains a “First Cause of Action” against
 18 Karen Easterday,³ Cody Easterday and Debby Easterday (together the “Easterday
 19 Individuals”), and a “Second Cause of Action” against the Easterday Individuals, Jody
 20 Easterday and 3E Properties.
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 26 ³ Karen Easterday is named individually and in her capacity as representative of the estate of Gale Easterday.

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28 **STIPULATION AMONG DEBTORS
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 WITHOUT PREJUDICE – Page 3**

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1 **WHEREAS**, on June 28, 2021, Debtors filed a complaint initiating this adversary
 2 proceeding (the “Rabo Adversary”) against Rabo seeking, among other things, to enjoin
 3 any proceedings by Rabo, including in connection with the Rabo 3E Proceeding, to
 4 enforce or collect any obligations against the Easterday Partners.

6 **WHEREAS**, contemporaneously with the filing of the Complaint, the Debtors
 7 filed their *Motion for a Temporary Restraining Order and Preliminary Injunction*
 8 [Docket No. 2] (the “TRO Motion”), together with a *Memorandum of Law* [Docket No.
 9 3] and *Declaration of T. Scott Avila* [Docket No. 4] in support of the TRO Motion.

12 **WHEREAS**, in consideration for Rabo agreeing to stay the proceedings in the
 13 Rabo 3E Complaint on the terms described below and entering into this Stipulation, the
 14 Debtors are willing to dismiss the Rabo Adversary without prejudice and to withdraw
 15 the TRO Motion.

17 **Based on the foregoing recitals, the Parties hereby stipulate and agree as**
 18 **follows:**

19 1. Stay of Proceedings. Rabo agrees that it will stay the Rabo 3E Proceeding,
 20 including staying any deadline of any defendant pursuant to the Rabo 3E Complaint to
 21 answer or otherwise respond to the Rabo 3E Complaint until the earlier of (i) December
 22 31, 2021, or the (ii) Effective Date (as defined in the Plan) of a plan of liquidation
 23 confirmed in the Debtors’ cases (the “Plan”).
 24
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28 **STIPULATION AMONG DEBTORS
 AND RABO AGRIFINANACE LLC
 REGARDING WITHDRAWAL OF
 ADVERSARY PROCEEDING
 WITHOUT PREJUDICE – Page 4**

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2. Amendment to Rabo 3E Complaint and Release of Certain Liens. Within 10 days after entry of an order approving this Stipulation, Rabo agrees that it will amend the Rabo 3E Complaint to eliminate the causes of action as they relate to the foreclosure of the 2018 Mortgage and Parcel B of the 2009 Mortgage (each as defined in the Rabo 3E Complaint). Within a reasonable time following entry of an order approving this Stipulation, Rabo shall file a release of the 2018 Mortgage and a partial release of the 2009 Mortgage as to Parcel B only.

3. Withdrawal of Rabo Adversary Proceeding. Promptly following entry of an order approving this Stipulation, the Debtors shall dismiss the Rabo Adversary and withdraw the TRO Motion, both without prejudice.

4. Binding Effect. This Stipulation shall be binding upon the Parties hereto, their successors, assigns, affiliates, officers, directors, shareholders, partners, investors, members, employees, agents, and professionals, including any chapter 7 trustee appointed in the Debtors' cases.

5. Jurisdiction. The Bankruptcy Court shall retain sole and exclusive jurisdiction to hear and determine all matters arising from or relating to the interpretation and/or enforcement of this Consent, provided, however, that the District Court shall have jurisdiction over any motion filed pursuant to 28 U.S.C. § 157.

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STIPULATION AMONG DEBTORS
AND RABO AGRIFINANACE LLC
REGARDING WITHDRAWAL OF
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IT IS SO STIPULATED, THROUGH COUNSEL OF RECORD

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STIPULATION AMONG DEBTORS
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REGARDING WITHDRAWAL OF
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WITHOUT PREJUDICE – Page 6

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